

# SECCOMBES

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ESTATE AGENTS



**9 MIDDLETON CLOSE, MIDDLE TYSOE**

**9 MIDDLETON CLOSE,  
MIDDLE TYSOE,  
WARWICKSHIRE  
CV35 0SS**

7.5 miles from Shipston on Stour, 10 miles from Stratford upon Avon and Banbury, 15 miles from Warwick, 7 miles from Junction 12 M40 motorway at Gaydon and 5 miles from Kineton.

**A SPACIOUS THREE BEDROOM MID TERRACE HOUSE IN NEED OF MODERNISATION WITH AN ATTRACTIVE SOUTH FACING GARDEN AND OFF ROAD PARKING**

Entrance Hall, Living Room, Kitchen/Breakfast Room, Study/Office, Utility/Cloakroom, Landing, Three Bedrooms, Family Shower room, Two Attic rooms, Oil-fired Heating, Upvc Double Glazing, Enclosed Attractive Garden, Off-Road Parking,

**Viewing through**

**Secombes Estate Agents, Shipston on Stour**

**Tel: 01608 663788**

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**Middle Tysoe** is a popular village set in the undulating South Warwickshire countryside about one mile south of the A422 Stratford upon Avon to Banbury Road at the foot of the Edgehill escarpment close to the South Warwickshire/North Warwickshire border. Withing the village there is a fine parish Church, public house, general store, post office, football and tennis clubs, hairdresser, primary school and doctors' surgery.

The village is well-located with Junctions 11, 12 and 15 of the M40 motorway at Banbury, Gaydon and Warwick respectively. In addition, there is a mainline station at Banbury with trains south to Oxford and London (Marylebone in just under an hour) and north to Birmingham, the NEC and Birmingham International Airport. The surrounding countryside offers many walks, cycling, horse riding and other outdoor pursuits.

**9 Middleton Close** is an attractive spacious light and airy well-proportioned three-bedroom mid terraced house which would benefit from updating and modernisation. In addition, there are two attic rooms, oil-fired heating and uVPC double glazing.

Outside to the back is an attractive enclosed south-facing garden. To the front there is a lawned garden with mature shrubs and attractive hedging with paved parking for one car. The accommodation briefly comprises:

**Entrance Hall** with stairs to first floor. Door to

**Living Room** double aspect with open fireplace with red brick surround.



**Kitchen/Dining** with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with work surfaces over, Parkray multi-fuel heater (redundant), understairs **storage cupboard**.

**Utility Room** with plumbing for a washing machine and Worcester boiler for oil-fired heating, cloakroom w.c and door leading to garden.

**Office/Study** with window to front.

First floor **Landing**

**Bedroom One** with built-in double wardrobes



**Bedroom Two** with **airing cupboard** and stairs to **Attic Rooms**.

**Bedroom Three**

**Family Bathroom** tiled with walk-in shower with shower screen, pedestal wash hand basin, w.c., heated towel rail.

Second floor **Landing**

**Attic Room One** into eaves with two Velux windows

**Attic Room Two** into eaves with one Velux window

The **front garden** is lawned with flower borders and surrounded by attractive hedging, paved parking area for one car. Side walkway leads through to the **back garden** which is south-facing with patio adjoining the house, part lawned with mature shrubs and **garden shed**.

### GENERAL INFORMATION

**Tenure** The property is offered freehold with vacant possession.

**Council Tax** This is payable to Stratford on Avon District Council. The property is listed in band C.

**Fixtures and Fittings** All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

**Services** Mains electricity, oil, water and drainage are connected to the property. Oil-fired boiler for central heating.

### Energy Performance Certificate

Current: 39 (E) Potential: 70 (C)



### Directions

### Postcode CV35 0SS

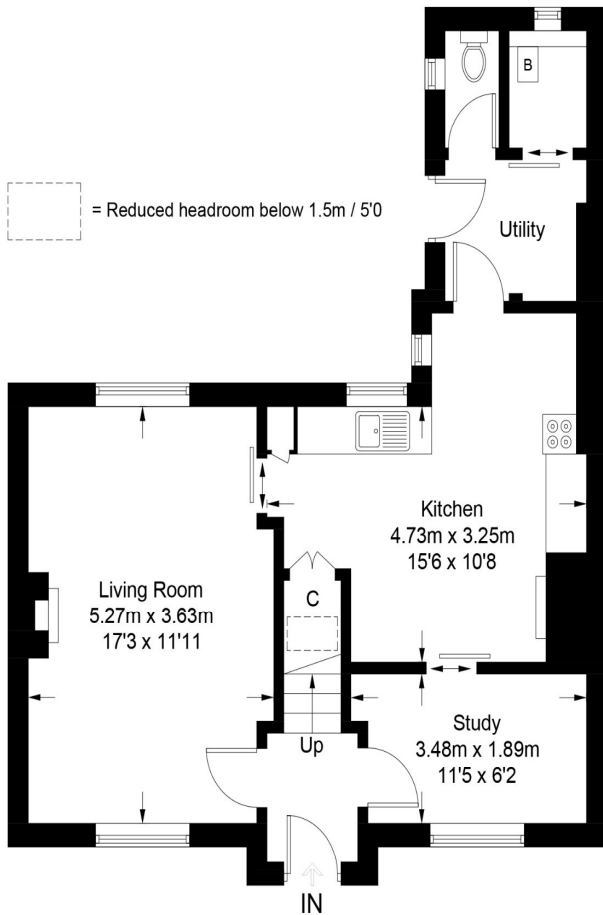
From the War Memorial in the centre of the village, proceed past the old fire station proceed through Upper Tysoe and turn left into Main Street. Take the second right into Middleton Close and 9 Middleton Close is about 20 yards on the right-hand side.

### IMPORTANT NOTICE

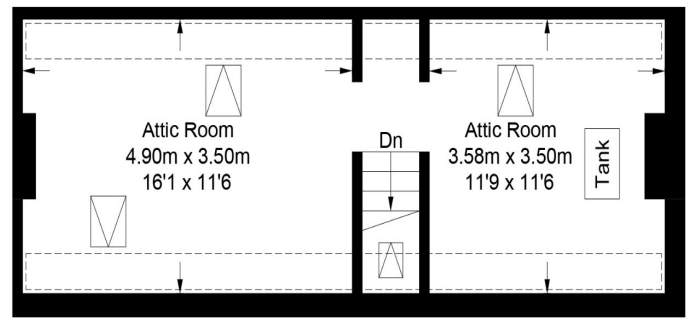
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

MFF/S176/S3160/06.03.2024

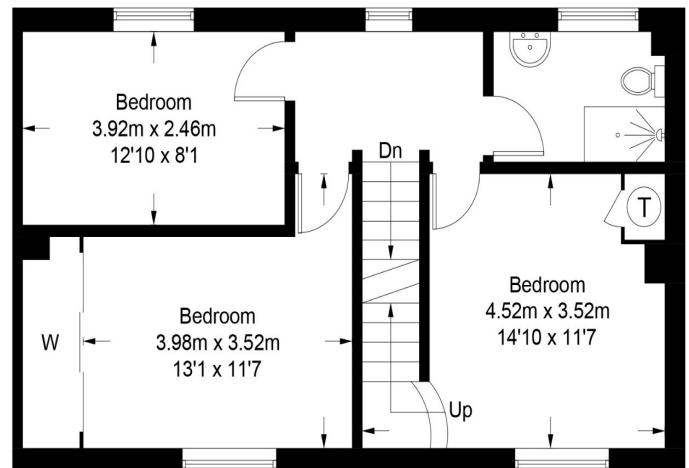




**Ground Floor = 55.2 sq m / 594 sq ft**



**Second Floor = 33.4 sq m / 359 sq ft**



**First Floor = 50.6 sq m / 545 sq ft**

Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1056341)

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